

City in transition, city becomes  
metropolis

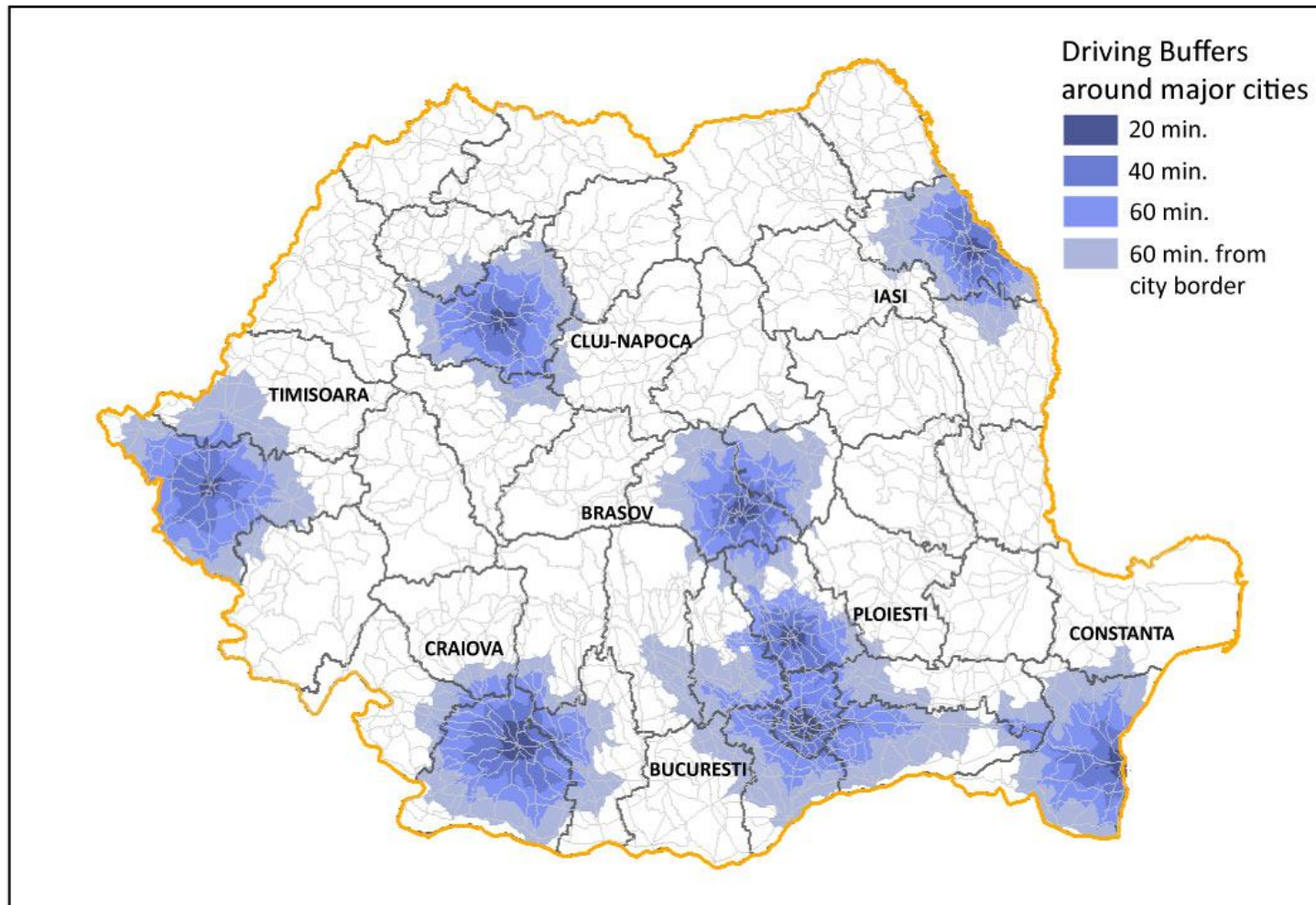
27.05.2014

*Bucharest city in transition*

Bucharest - city development in a  
competitive environment

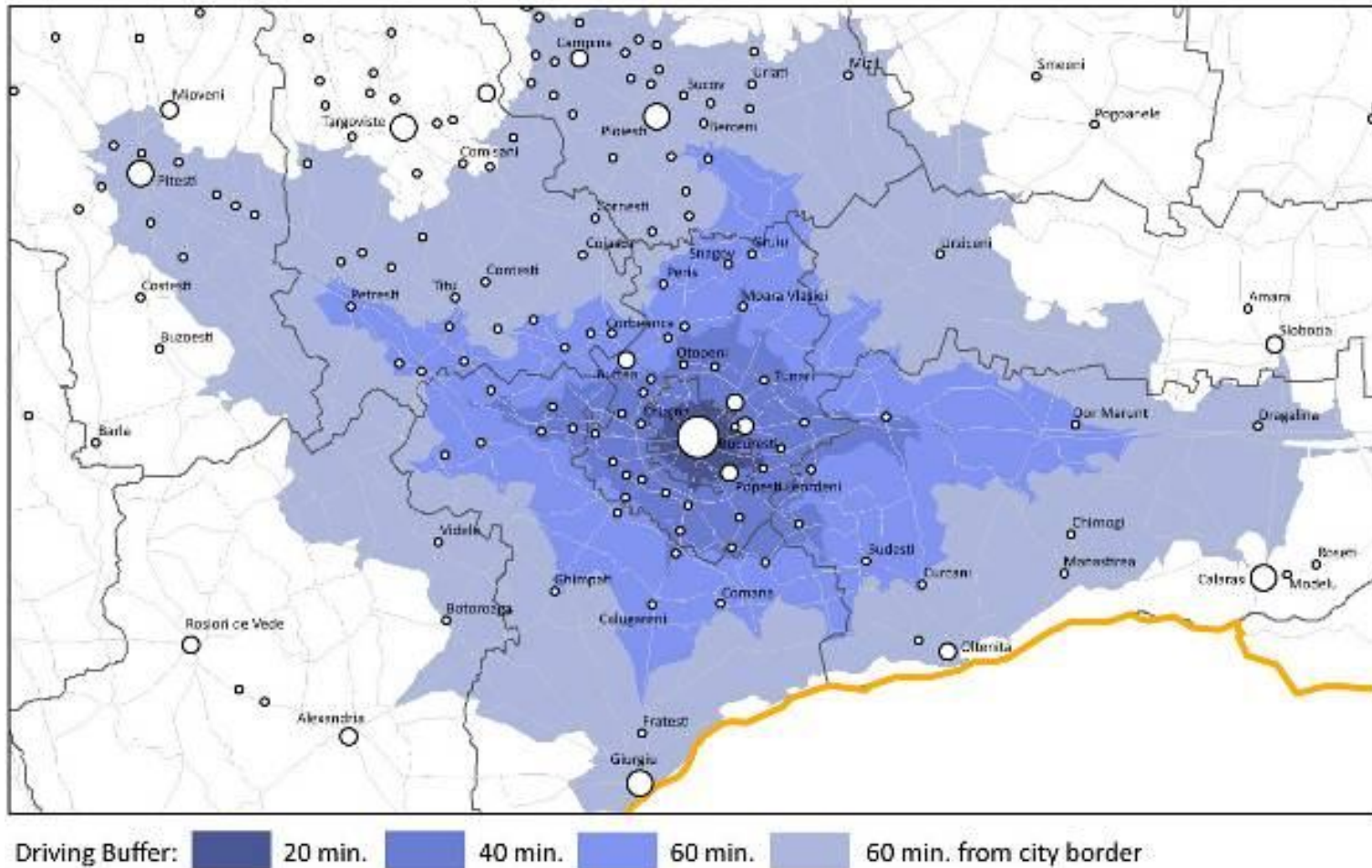
prezentare: dr. arh. Nicolae Taralunga, IHS Romania SRL

# Polycentric development of the urban areas



Source: *Competitive cities, World Bank/MDRAP study, 2013*  
Data processed by ASRC (Advanced Studies and Research Center)

# Bucharest functional area



Source: *Competitive cities, World Bank/MDRAP study, 2013*

# Local and regional indicators for major cities

		Driving time buffer from city center			60 min. from city border
		20 min.	40 min.	60 min.	
<b>Timisoara</b>	Population	350,000	452,000	767,000	945,000
	% of National Firm Revenues	3.16%	3.41%	5.43%	6.00%
<b>Cluj-Napoca</b>	Population	360,000	482,000	620,000	905,000
	% of National Firm Revenues	3.29%	3.48%	3.71%	4.47%
<b>Iasi</b>	Population	328,000	423,000	582,000	943,000
	% of National Firm Revenues	1.47%	1.52%	1.60%	2.20%
<b>Craiova</b>	Population	302,000	470,000	787,000	1,080,000
	% of National Firm Revenues	1.43%	1.60%	2.70%	2.94%
<b>Constanta</b>	Population	312,000	492,000	620,000	716,000
	% of National Firm Revenues	2.51%	4.12%	4.54%	4.67%
<b>Brasov</b>	Population	328,000	485,000	615,000	868,000
	% of National Firm Revenues	2.65%	2.83%	2.98%	3.54%
<b>Ploiesti</b>	Population	305,000	556,000	2,724,000*	3,554,000*
	% of National Firm Revenues	2.89%	3.44%	43.17%*	47.24%*
<b>Bucuresti</b>	Population	1,842,000	2,150,000	2,525,000	4,020,000
	% of National Firm Revenues	37.82%	41.15%	41.61%	50.58%

Source: *Competitive cities, World Bank/MDRAP study, 2013*

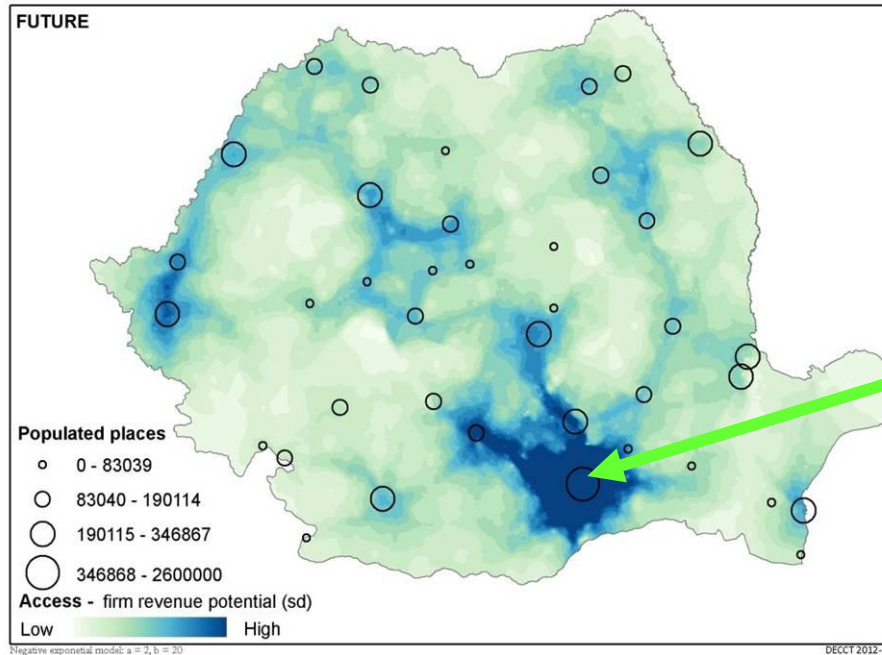
Data Source: National Institute of Statistics and ListăFime, driving buffers processed by ASRC.

\*Includes figures for Bucuresti and its surroundings

# Proposed highways and express ways network

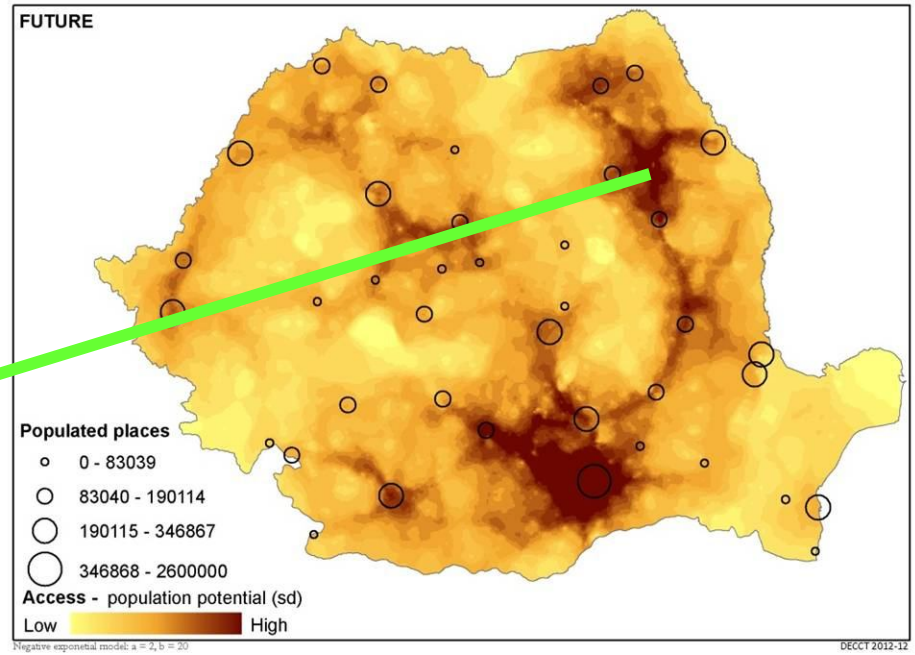
## Economic gravitational model

Result: Bucharest more congested city



## Demographic gravitational model

People follow development!



*Competitive cities, World Bank/MDRAP study, 2013*

*Sursa: datelor: Institutul Național de Statistică*

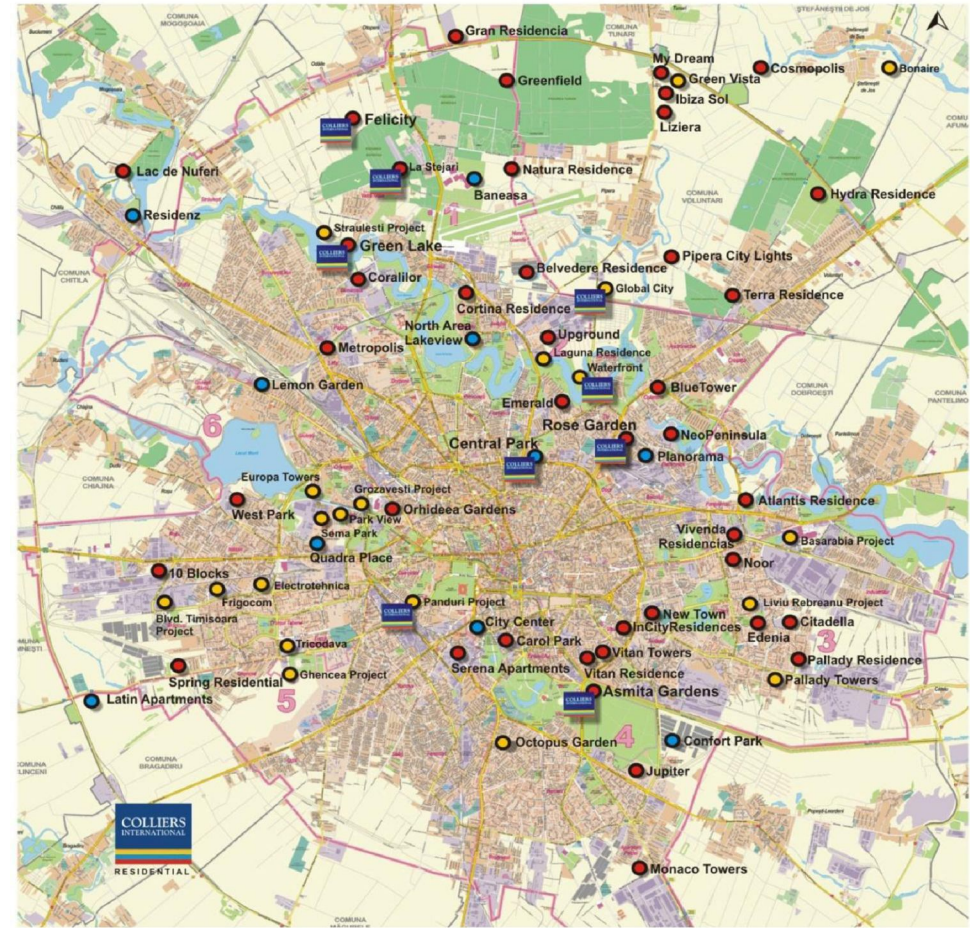
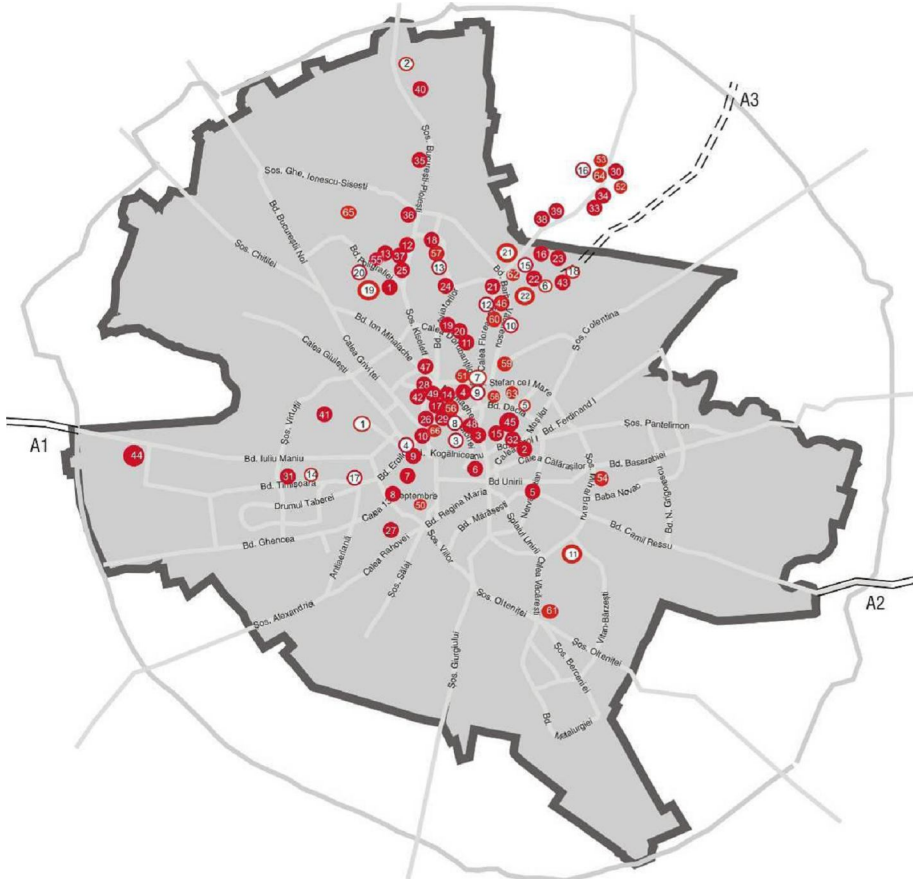
*Modelare: Brian Blankespoor*

# Bucharest ad-hoc real estate development and results



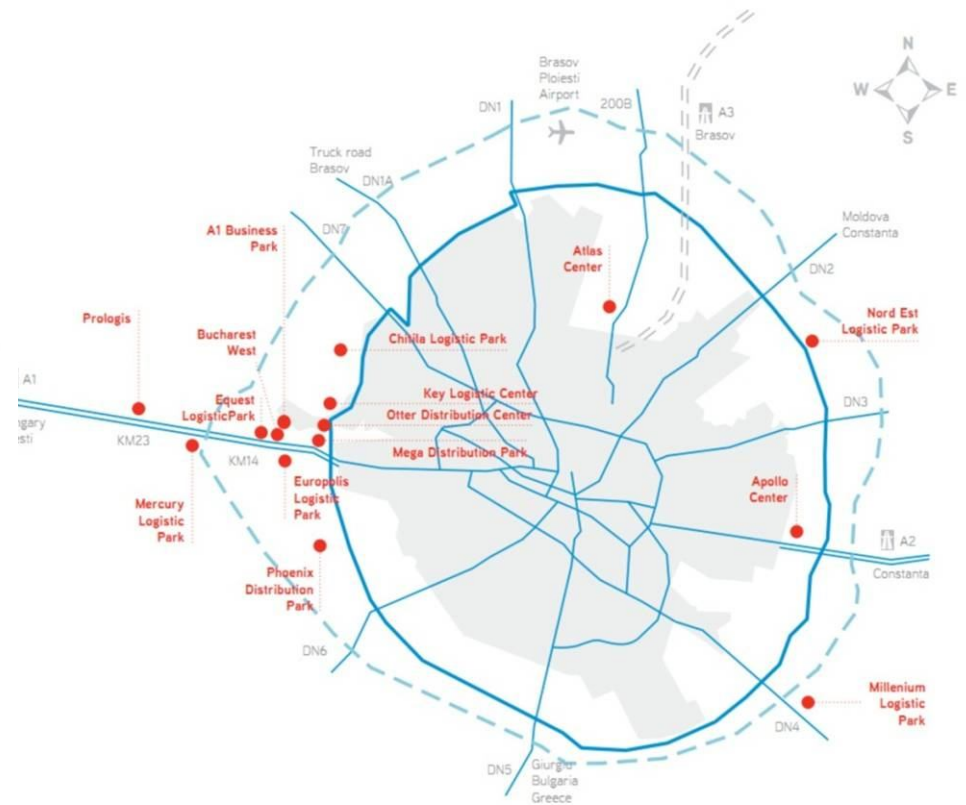
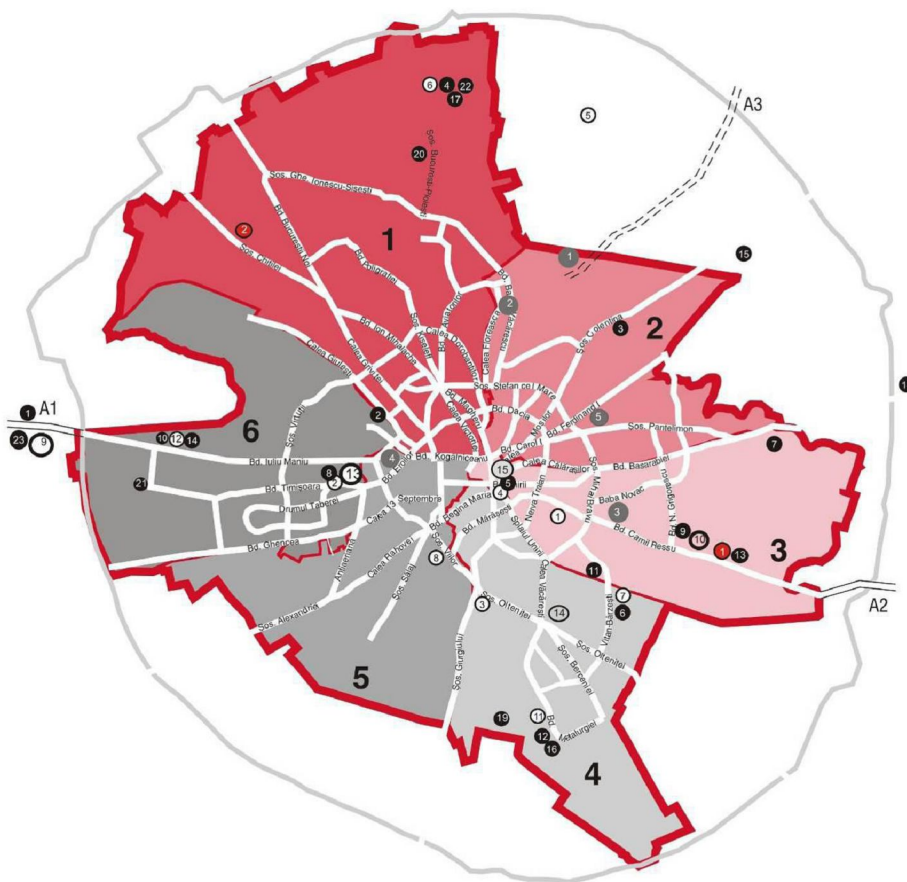
# Dwellings - Offices

Commuting persons: north-south congestion through the city center!



# Commercial - Industrial and logistic parks

**Commuting goods:** west-east congestion through the city center!



Source: IHS Romania, market analysis, CSB 2035



# Interviews with bilateral Chamber of Commerce and Industry

## Questions

What are the positive location factors you consider when starting a business here?

What are the negative location factors you consider that affect your business?

## **Positive aspects - key words**

Capital, large market, available land in the surrounding area, skilled labor force

## **Negative aspects - key words**

Traffic congestion, public space quality, recreation facilities and space, relationship between business firms and public administration

Is Bucharest one regional "black hole" with 50% of national firm revenues and 25% of national GDP? Is this a competitive city?

The answer is probably YES IT IS ! Still remains to develop national and local policies to fight regional disparities and promote territorial cohesion

and

To connect this powerful economic area to the European functional regions

